

TOWN OF LOS GATOS
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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **FEBRUARY 3, 2015** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 10:02 a.m. by Chair Savage.

ATTENDANCE

Members Present:

Jennifer Savage, Senior Planner

Doug Harding, Fire Department

Trang Tu-Nguyen, Senior Civil Engineer

PUBLIC HEARINGS

ITEM 1: 375 Knowles Drive

Subdivision Application M-14-011

Requesting approval for a 33-lot subdivision on property zoned O:PD. APN 406-28-039.

PROPERTY OWNER: County of Santa Clara

APPLICANT: KT Properties, Inc.

PROJECT PLANNER: Jennifer Savage

1. *Chair Savage* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

Iddo Hadar expressed concerns about the traffic study stating it makes erroneous conclusions. He believes the assumptions in the traffic study's model are incorrect regarding the number of peak hour trips the housing units will create. He is also concerned about vehicles making left turns on Knowles Avenue coming into and out of the project. He requested that construction truck traffic enter and exit on Capri Drive only, and that all construction vehicles park onsite only.

Aldenisa Hadar expressed concerns about construction dust and noise. She explained that she lives across the street and is home during the day.

Mark Tresini (applicant) explained that the project would have water trucks to alleviate the dust and a contact phone number at the site. He also explained that the street improvements are the most impactful component of the construction and would take approximately four months.

Trang Tu-Nguyen stated that the subject application is for the tentative map only; no construction is part of the application.

5. Public hearing closed.
6. *Doug Harding* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) An Environmental Impact Report (EIR) was prepared for the Planned Development and was certified by the Town Council on September 16, 2014, and no further environmental analysis is required for this application; and
 - (b) As required by Section 66474 of the State Subdivision Map Act the map shall be denied if any of the findings are made. None of the findings could be made to deny the application.
7. *Trang Tu-Nguyen* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE.

ADJOURNMENT

Meeting adjourned at 10:16 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Jennifer Savage, Chair